

159.0

0009

0003.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

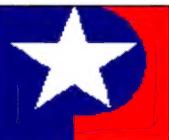
756,800 / 756,800

USE VALUE:

756,800 / 756,800

ASSESSED:

756,800 / 756,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
230		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MACHEK JAMES E III	
Owner 2: MACHEK ELIZABETH C	
Owner 3:	

Street 1: 230 OAKLAND AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: LOMBARDI KEITH E -

Owner 2: -

Street 1: 75 BARTLETT AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .084 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 1384 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3680		Sq. Ft.	Site		0	70.	1.44	7									371,279						371,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	3680.000	384,800	700	371,300	756,800	
Total Card	0.084	384,800	700	371,300	756,800	Entered Lot Size
Total Parcel	0.084	384,800	700	371,300	756,800	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	546.82	/Parcel: 546.82	Land Unit Type:

User Acct	106076
GIS Ref	
GIS Ref	
Insp Date	
06/28/18	

!12449!	
PRINT	
Date	Time
12/30/21	14:46:33
LAST REV	
Date	Time
03/27/19	10:54:17
danam	
12449	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOMBARDI KEITH	69471-26		6/21/2017		720,000	No	No		
FOX ALBERT A JR	68767-559		1/17/2017	Change>Sale	435,000	No	No		
	11892-324		9/4/1970		24,500	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/15/2018	1708	Solar Pa	10,708	C				
1/27/2017	94	Heat App	14,000	C				
12/21/2016	1551	Redo Kit	30,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
6/28/2018	Inspected	CC	Chris C
5/29/2018	MEAS&NOTICE	BS	Barbara S
2/23/2018	SQ Returned	MM	Mary M
2/22/2017	Permit Visit	DGM	D Mann
10/15/2008	Meas/Inspect	189	PATRIOT
12/6/1999	Measured	256	PATRIOT
1/1/1982		PS	
Sign:	VERIFICATION OF VISIT NOT DATA		

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type:	6 - Colonial	%		Full Bath:	1	Rating:	Very Good																
Sty Ht:	2 - 2 Story			A Bath:		Rating:																	
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:																	
Foundation:	1 - Concrete			A 3QBth:		Rating:																	
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Very Good																
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:																	
Sec Wall:		%		OthrFix:		Rating:																	
Roof Struct:	1 - Gable			OTHER FEATURES																			
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good																
Color:	YELLOW			A Kits:		Rating:																	
View / Desir:				Fpl:	1	Rating:	Average																
GENERAL INFORMATION				WSFlue:		Rating:																	
Grade: C+ - Average (+)				CONDOS INFORMATION																			
Year Blt:	1931	Eff Yr Blt:		Location:																			
Alt LUC:		Alt %:		Total Units:																			
Jurisdict:	G18	Fact:	.	Floor:																			
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION				DEPRECIATION								REMODELING				RES BREAKDOWN							
Avg Ht/FL:	STD			Phys Cond:	VG - Very Good	4.6	%					No Unit	RMS	BRS	FL								
Prim Int Wal:	2 - Plaster			Functional:		%						1	6	3									
Sec Int Wall:		%		Economic:		%																	
Partition:	T - Typical			Special:		%																	
Prim Floors:	3 - Hardwood			Override:		%																	
Sec Floors:		%		Total:		4.6	%																
Bsmnt Flr:	12 - Concrete			CALC SUMMARY								COMPARABLE SALES											
Subfloor:				Basic \$ / SQ:	130.00							Rate	Parcel ID	Typ	Date	Sale Price							
Bsmnt Gar:	1			Size Adj.:	1.35000002																		
Electric:	3 - Typical			Const Adj.:	0.98990101																		
Insulation:	2 - Typical			Adj \$ / SQ:	173.728																		
Int vs Ext:	S			Other Features:	92486																		
Heat Fuel:	1 - Oil			Grade Factor:	1.10																		
Heat Type:	5 - Steam			NBHD Inf:	1.00000000																		
# Heat Sys:	1			NBHD Mod:																			
% Heated:	100	% AC:	100	LUC Factor:	1.00																		
Solar HW:	NO	Central Vac:	NO	Adj Total:	403376							Juris. Factor:	1.00		Before Depr:	191.10							
% Com Wal		% Sprinkled		Depreciation:	18555							Special Features:	0		Val/Su Net:	188.44							
				Depreciated Total:	384821							Final Total:	384800		Val/Su SzAd:	278.03							
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 159.0-0009-0003.0												IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						AssessPro Patriot Properties, Inc
19	Patio	D	Y	111X15	A	AV	2017		4.52	T	5	101			700		700						
More: N				Total Yard Items:				700	Total Special Features:							Total:	700						